

Land Use, Parks and Environment Committee - October 21, 2003

The meeting was called to order at 8:33 a.m. by Chair Kolb.

Present: Chair Walter Kolb, County Board Supervisors Pauline Jaske, James Jeskewitz, William Mitchell, Daniel Pavelko (arrived at 8:35 a.m.), Vera Stroud (arrived at 8:36), Scott Klein (arrived at 9:10 a.m. due to attendance at another county meeting)

Staff Present: Legislative Policy Advisor Mark Mader, Legis. Associate Sandra Meisenheimer

Also Present: Register of Deeds Mike Hasslinger, Programs and Projects Analyst Jennifer Dubberstein, Planning & Zoning Mgr. Dick Mace, Landscape Architect Pam Linn, Sr. Financial Analyst Andy Thelke, County Executive Chief of Staff Allison Bussler

Public Present: Tim Graf of Pewaukee (developer for ZT-1495 - Town of Delafield)

Approve Minutes of: October 7, 2003

Motion: Jeskewitz moved, second by Mitchell, to approve the minutes of 10/7/03. **Motion carried 4 – 0.** Pavelko and Stroud arrived at the meeting.

Executive Committee Report

Kolb reviewed items that were discussed and/or considered at the last Executive Committee meeting on 10/13/03.

Consider Proposed Ordinance: 158-O-085 Appropriate Additional Expenditures and Revenues for the Register of Deeds Office

Hasslinger and Dubberstein were present to discuss the ordinance which modifies the Register of Deeds 2003 budget by appropriating \$250,000 in additional expenditure authority and recording fee revenues to fund estimated costs associated with processing an estimated increase in the number of real estate documents. The current department estimate exceeds the earlier estimate by 52,800 documents (from 182,000 to 234,800). This increasing volume requires additional temporary extra help and overtime related personnel costs, and additional interdepartmental imaging and postage expenses to process, record and return the documents.

Dubberstein distributed 3 handouts: Register of Deeds 2003 Revenues and Expenses, Number of Documents Record thus far in 2003, and Recorded Documents Processing for the Years 2001, 2002 and 2003 (# of days, benchmarks for entering/verifying and mailing out). Hasslinger explained the documents and answered questions from the committee.

Motion: Jeskewitz moved, second by Jaske, to approve Proposed Ordinance 158-O-085. **Motion carried 6 – 0.**

Consider Proposed Ordinance: 158-O-084 Approve Land Use Permit to Allow Waukesha Water Utility to Construct, Operate, and Maintain a Water Main within Minooka Park in the City of Waukesha

Linn explained the ordinance, which authorizes the county to enter into an agreement allowing the Waukesha Water Utility to locate a water main in Minooka Park. She stated the water main is located on the south side of Sunset Road which is the north edge of Minooka Park. It is 952 feet long by 20 feet wide. The purpose is to connect two dead end systems that will enhance the reliability of this system. Under the terms of the agreement, the Water Utility indemnifies the county against any liability in connection with the water main.

Jaske asked about the beautiful trees in the area and whether any of them would be destroyed. Linn replied no. They've worked with the Water Utility to avoid taking any of the large trees.

Motion: Jeskewitz moved, second by Pavelko, to approve Proposed Ordinance 158-O-084.
Motion carried 6 – 0.

Discussion Regarding the Inclusion of the CDBG Award into the Department of Parks and Land Use 2004 Budget

Linn explained the CDBG award that is being received by the Department of Parks and Land Use. She stated that the total cost of the improvements to the walkway is \$21,000. The remainder is paid through pavement management in 2004.

Motion: Jaske moved, second by Jeskewitz, to amend the Parks and Land Use 2004 budget to increase intergovernmental grant revenues \$10,000 and the fixed asset expense appropriation by \$10,000 to provide walkway improvements for the Retzer Nature Center funded through a Community Development Block Grant (CDBG). **Motion carried 6 – 0.**

Klein arrived at the meeting at 9:10 a.m.

Consider Proposed Ordinance: 158-O-083 Amend the District Zoning Map of the Waukesha County Shoreland and Floodland Protection Ordinance, for the Town of Vernon, by Conditionally Rezoning Certain Lands Located in Part of the SW ¼ of the NW ¼ of Section 14, T5N, R19E, Town of Vernon, from the C-1 Conservancy District to the RRD-5 Rural Residential Density 5 District (SZ-1494)

Mace explained the rezoning to RRD-5 (from the C-1 Conservancy District) to allow fill to be placed within the wetlands allowing for two (2) public road crossings to connect Sunset View Drive and Highland Drive. A long discussion by the committee continued.

Mace said it is necessary to have a street extension into this property because the property is going to be developed. He said originally it was designed to make a connection and a street extension to the south. If the street is not extended somehow, then it is essentially landlocked. To Jaske's question, Mace replied that it is 24+ acres so there would be 5 units on this parcel.

Mitchell asked regarding the two roads leading to it, would it be our responsibility to put in a road? Mace said he believes the town will require a CSM for this and for the road to be connected with a public road. Mace said no, Waukesha County would not pay for the road.

Motion: Pavelko moved, second by Jeskewitz, to approve Ordinance 158-O-083. **Motion carried 7 – 0.**

Consider Proposed Ordinance: 158-O-067 Amend the District Zoning Map of the Town of Delafield Zoning Ordinance By Conditionally Rezoning Certain Lands Located in Part of the SW ¼ and SE ¼ of the NW ¼ of Section 36, T7N, R18E, Town of Delafield, from the A-1 Agricultural District to the A-2 Rural Home District (ZT-1495) – (Referred back to committee by a vote of 26-7 at the County Board Meeting of 10/14/03)

Mace was present. Mitchell said he voted no the first time because of the development on the east side of this property. His concern was how the whole development of the 4 or 8 lots would fit together. Mace said he doesn't know that a specific design development has been created and to the

best of his knowledge it has not. He stated the developer is here, and he is attempting to acquire the lands to the east of the Miller farm. Tim Graf introduced himself and made a few comments. He stated if the land to the east cannot be integrated, which it may never be, they will end up with three lots, and it will stay that way forever.

Klein said the concern is that there really isn't any access for 8 lots and you don't want it on Highway G unless something is done to Highway G. If those things are done I don't think anybody cares. Kolb said it is the Public Works Dept. saying that you can't have 8 lots unless the road is upgraded. Klein said he doesn't like giving up zoning when there is control over it. Once you give it up, anything can happen.

Motion: Jeskewitz moved, second by Pavelko, to approve Proposed Ordinance 158-O-067.
Motion carried 5 – 2; Klein and Jaske voting no.

Motion: Stroud moved, second by Jaske, to reconsider Proposed Ordinance 158-O-067. **Motion carried 7 – 0.**

Motion: Klein moved, second by Mitchell, to add another condition to say: "Any division of land beyond four lots having access to the private drive shall only be allowed after C.T.H. "G" is upgraded to alleviate safety concerns or access is made available through adjacent lands." **Motion carried 7 – 0.**

Motion: Pavelko moved, second by Stroud, to forward the ordinance back to the Town of Delafield for approval of the additional condition. **Motion carried 7 – 0.**

Report by Supervisor Jaske on the Southeast Area Land & Water Conservation Area Tour in Elkhorn, Wisconsin on September 9, 2003

Jaske reported on the tour she attended which she said was very beneficial. They visited eight different sites (4-5 were drive-bys; stopped at the 3 larger sites).

Motion to adjourn: Jeskewitz moved, second by Jaske, to adjourn the meeting at 10:32 a.m.
Motion carried 7 – 0.

Respectfully submitted,

Pauline T. Jaske
Secretary

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